



21 Octavian Crescent

North Hykeham, Lincoln, LN6 8HJ



Book a Viewing!

£260,000

A modern and spacious Three Bedroom Detached House, ideally positioned within the ever popular area of North Hykeham. Having recently undergone a programme of redecoration, the property offers well presented and comfortable living accommodation comprising a welcoming entrance hall, cloakroom/WC, spacious lounge, separate dining room and modern fitted kitchen. To the first floor, the landing leads to three well appointed bedrooms, with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room, together with a family bathroom. Outside, the property enjoys a driveway providing off-road parking, an attached single garage and a deceptively spacious enclosed rear garden. Viewing is highly recommended to appreciate the accommodation on offer. NO CHAIN.





LOCATION

The property is well located within the popular residential area of North Hykeham which is located South West of Lincoln. The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.

ACCOMMODATION

HALL

With staircase to the first floor, under stairs storage cupboard, double glazed window to the front aspect, laminate flooring and radiator.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks and radiator.

LOUNGE

12' 11" x 11' 8" (3.95m x 3.56m) With double glazed French doors to the rear garden and radiator.

DINING ROOM

11' 4" x 8' 1" (3.47m x 2.48m) with double glazed window to the rear aspect and radiator.



KITCHEN

11' 11" x 8' 1" (3.65m x 2.48m) Fitted with a range of base and wall units with work surfaces over, electric oven with gas hob and extractor fan, integrated fridge freezer and dishwasher, space for washing machine, stainless steel sink with side drainer and mixer tap over, tiled flooring, radiator and double glazed window to the front aspect.

FIRST FLOOR LANDING

With radiator and airing cupboard.

BEDROOM 1

13' 0" x 10' 7" (3.98m x 3.24m) With fitted wardrobes, double glazed window to the rear aspect and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashback and radiator.

BEDROOM 2

13' 0" x 8' 9" (3.98m x 2.67m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

10' 0" x 7' 2" (3.06m x 2.20m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath, close coupled WC and pedestal wash hand basin, part tiled walls, radiator and double glazed window to the front aspect.



OUTSIDE

The property has a driveway to the side providing off street parking and access to the single garage. The garage has up and over door to the front, side personnel door to the garden, light and power. To the rear is an enclosed garden laid mainly to lawn with patio seating area.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)





WEBSITE

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

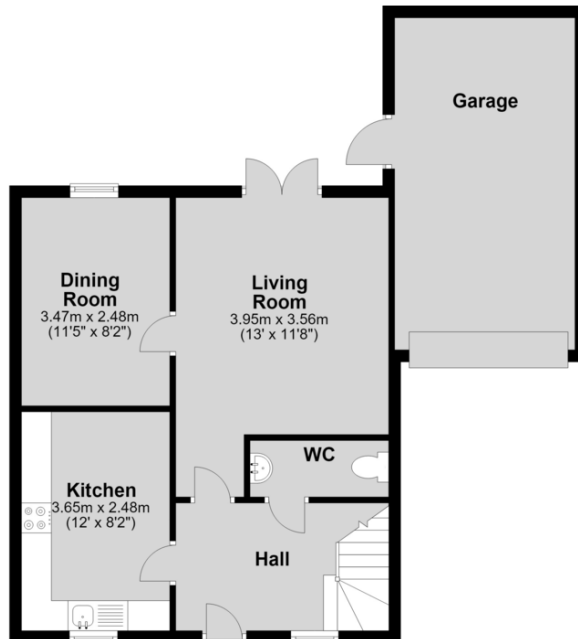
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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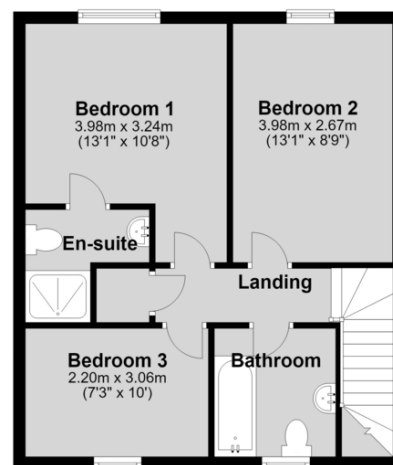
Ground Floor

Approx. 44.4 sq. metres (477.6 sq. feet)
(excluding Garage)



First Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



Total area: approx. 88.4 sq. metres (951.4 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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